

**AGENDA REQUEST**  
**BUSINESS OF THE PLANNING & ZONING COMMISSION**  
**CITY OF SUGAR LAND, TEXAS**

**AGENDA OF: 05/22/03 DEPT. OF ORIGIN: DEVELOPMENT SERVICES REQ. NO. V A**  
**PREPARED BY: CHRIS WINEINGER, PLANNER**

**SUBJECT: RESERVE AT GLEN LAUREL - FINAL PLAT**

**PROCEEDING: CONSIDERATION AND ACTION**

**EXHIBITS: REDUCED COPY OF REVISED FINAL PLAT, PRELIMINARY PLAT, AND  
APPROVED GENERAL PLAN**

**APPROVED FOR SUBMITTAL:**

**DOUGLAS P. SCHOMBURG, AICP, ASSISTANT CITY PLANNER** *D.P.S.*

**SABINE A. KUENZEL, AICP, CITY PLANNER** *A.K.*

*This plat was reviewed and tabled by the Planning and Zoning Commission on May 13, 2003 due to issues relating to lot width on Lot 51, Block 2, and a missing Lot number on Lot 45. Staff has discussed the areas of concern with the applicant extensively, and the applicant has revised the areas in question. The revisions are reflected within the Revised Final Plat and an additional exhibit that is attached for the Commission to review.*

**EXECUTIVE SUMMARY:**

Mr. Jon Vanderwilt, P.E, of Costello, Inc. on behalf of Airport Boulevard Associates, Incorporated, requests the consideration and approval of the Reserve at Glen Laurel Final Plat. This plat consists of four blocks, nine reserves, and 181 lots, for a total of 65.57 acres in the City of Sugar Land. The property is located south of future West Airport Blvd., and east of Mason Road, is zoned Standard Single-family Residential (R-1), and is within the Burney Road Municipal Utility District. The development will include the connection of Cottonwood from its current stubbed out location to the future West Airport Blvd. This extension is in compliance with the Thoroughfare Plan, which reflects Cottonwood as a collector road. Reduced copies of the Final Plat, Approved Preliminary Plat, and General Plan are attached for reference.

The Planning and Zoning Commission approved the Reserve at Glen Laurel Preliminary Plat on March 27, 2003 with no contingencies. The vote was unanimous.

The Development Review Committee has reviewed the Reserve at Glen Laurel Final Plat and finds that it conforms to the City of Sugar Land's Development Code, Subdivision Regulations, Comprehensive Plan, Water and Wastewater Master Plan, Master Drainage Plan, and Thoroughfare Plan. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to construction of any improvements.

**RECOMMENDED ACTION:**

**The Planning Division, in conjunction with the findings of the Development Review Committee, recommends approval of the Reserve at Glen Laurel Revised Final Plat.**

**cc: Jon Vanderwilt, P.E., Costello, Inc.**

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VICINITY MAP  
SCALE 1"

STATE OF TEXAS  
COUNTY OF FORT BEND

[illegible]

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE RESERVE AT GLEN LAUREL, WHERE BUILDING SETBACK LINES OF PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

IN TESTIMONY, WHEREOF, AIRPORT BLVD. ASSOCIATES, LTO., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID E. GARNETT, VICE PRESIDENT, AND ITS COMMON SEAL HERETO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

By: DAVID E. CARRETT, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM E. DALTON, JR., PRESIDENT AND AIRMAIL ASSA, VICE PRESIDENT OF AIRPORT BELVUE ASSOCIATES, LTD., A TEXAS LIMITED LIABILITY COMPANY RESPECTIVELY, WHOSE NAMES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ..... DAY OF ..... 2003.

20

NOTARY PUBLIC, STATE OF TEXAS

THIS IS TO CERTIFY THAT LAMAR D. STOUT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, ARE PROPERLY MARKED WITH 5/8" DIAMETER IRON RODS, THREE FEET LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

\*\*\*\*\*  
LAMAR D. STOUT  
TEXAS REGISTRATION NO. 4444

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT IN CONFORMANCE  
WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF  
SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

JOE R. INHERMAN, P.E., CHAIRMAN  
GLINDA GUNDERMAN, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF DALLAS

I, DAWN WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY,  
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF  
AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAG COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE  
AND DATE LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\*\*\*\*\*  
DANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY:                     

[illegible]

- [illegible]

THE RESERVE AT  
GLEN LAUREL

CONTAINING  
65.5778 ACRES  
181 LOTS IN 4 BLOCKS AND 9 RESERVES  
LOCATED IN THE  
JOHN HODGE LABOR, A-192  
THE WILLIAM HODGE LABOR, A-195  
AND THE S.M. WILLIAMS LEAGUE, A-97  
FORT BEND COUNTY, TEXAS

1978-1979

DOI: 10.1002/for

PLANNER:  
VERNON C. HENRY AND ASSOC., INC.

OWNER  
AIRPORT BLVD. ASSOCIATES,  
ONE RIVERWAY, SUITE 200  
HOUSTON, TEXAS 77006

ENGINEER/SURVEYOR  
**Costello, Inc.**

SWEET &amp; CO. 3



**TRACT TABLE**

TRACT	LOT NO.	AREA (ACRES)	RESERVE
1	1-10	1.10	1
2	11-20	1.10	2
3	21-30	1.10	3
4	31-40	1.10	4
5	41-50	1.10	5
6	51-60	1.10	6
7	61-70	1.10	7
8	71-80	1.10	8
9	81-90	1.10	9
10	91-100	1.10	10
11	101-110	1.10	11
12	111-120	1.10	12
13	121-130	1.10	13
14	131-140	1.10	14
15	141-150	1.10	15
16	151-160	1.10	16
17	161-170	1.10	17
18	171-180	1.10	18
19	181-190	1.10	19
20	191-200	1.10	20
21	201-210	1.10	21
22	211-220	1.10	22
23	221-230	1.10	23
24	231-240	1.10	24
25	241-250	1.10	25
26	251-260	1.10	26
27	261-270	1.10	27
28	271-280	1.10	28
29	281-290	1.10	29
30	291-300	1.10	30
31	301-310	1.10	31
32	311-320	1.10	32
33	321-330	1.10	33
34	331-340	1.10	34
35	341-350	1.10	35
36	351-360	1.10	36
37	361-370	1.10	37
38	371-380	1.10	38
39	381-390	1.10	39
40	391-400	1.10	40
41	401-410	1.10	41
42	411-420	1.10	42
43	421-430	1.10	43
44	431-440	1.10	44
45	441-450	1.10	45
46	451-460	1.10	46
47	461-470	1.10	47
48	471-480	1.10	48
49	481-490	1.10	49
50	491-500	1.10	50
51	501-510	1.10	51
52	511-520	1.10	52
53	521-530	1.10	53
54	531-540	1.10	54
55	541-550	1.10	55
56	551-560	1.10	56
57	561-570	1.10	57
58	571-580	1.10	58
59	581-590	1.10	59
60	591-600	1.10	60
61	601-610	1.10	61
62	611-620	1.10	62
63	621-630	1.10	63
64	631-640	1.10	64
65	641-650	1.10	65
66	651-660	1.10	66
67	661-670	1.10	67
68	671-680	1.10	68
69	681-690	1.10	69
70	691-700	1.10	70
71	701-710	1.10	71
72	711-720	1.10	72
73	721-730	1.10	73
74	731-740	1.10	74
75	741-750	1.10	75
76	751-760	1.10	76
77	761-770	1.10	77
78	771-780	1.10	78
79	781-790	1.10	79
80	791-800	1.10	80
81	801-810	1.10	81
82	811-820	1.10	82
83	821-830	1.10	83
84	831-840	1.10	84
85			

TRACT TABLE		
DESCRIPTION	ACREAGE	
RESERVE "A" LANDSCAPE/ OPEN SPACE	0.73 ACRES	31,632 SQ. FT.
RESERVE "B" LANDSCAPE/ OPEN SPACE	0.00 ACRES	3,961 SQ. FT.
RESERVE "C" LANDSCAPE/ OPEN SPACE	0.10 ACRES	4,560 SQ. FT.
RESERVE "D" LANDSCAPE/ OPEN SPACE	0.94 ACRES	1,622 SQ. FT.
RESERVE "E" LANDSCAPE/ INTENTION	12.01 ACRES	523,366 SQ. FT.
RESERVE "F" LANDSCAPE/ OPEN SPACE	0.60 ACRES	26,350 SQ. FT.
RESERVE "G" LANDSCAPE/ OPEN SPACE	0.30 ACRES	13,150 SQ. FT.
RESERVE "H" LANDSCAPE/ OPEN SPACE	0.18 ACRES	7,824 SQ. FT.
RESERVE "I" LANDSCAPE/ INTENTION	1.06 ACRES	347,334 SQ. FT.

REVISED  
PRELIMINARY PLAT  
FOR  
THE RESERVE AT  
GLEN LAUREL  
CONTAINING  
± 65.70 ACRES  
161 LOTS IN 4 BLOCKS AND 9 RESERVES  
LOCATED IN THE  
JOHN HODGE LABOR A-192  
THE WILLIAM HODGE LABOR A-196  
AND THE S.M. WILLIAMS LEAGUE A-97  
FORT BEND COUNTY, TEXAS

OWNERS:  
AIRPORT BLVD. ASSOCIATES, LTD.  
ONE RIVERWAY, SUITE 2060  
HOUSTON, TEXAS 77066  
MARCH 10, 2003

**PLANNER:**  
**NEI ASSOCIATES INC.**  
**9320 WESTVIEW, SUITE 18**  
**HOUSTON, TEXAS 77066**

**ENGINEER:**  
**Ci**  
**Costello, Inc.**  
Engineering and Surveying  
5555 Richmond Avenue, Suite  
North Building  
Houston, Texas 77042  
(713) 783-7700, (713) 783-3000

Approved by Planning and Zoning Commission: December 10, 2002  
Approved by City Council: January 21, 2003

Approved by City Council: January 21, 2003



